

SCHEDULE A

SCHEDULE A

AUTHORITY FOR THE TAKING

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note and the Act of Congress approved February 15, 2019, as Public Law 116-6, div. A, tit. II, Section 230, 133 Stat. 13, which appropriated the funds that shall be used for the taking.

SCHEDULE B

SCHEDULE B

PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

SCHEDULE C

SCHEDULE C

LEGAL DESCRIPTION

STARR COUNTY, Texas

Tract: RGV-RGC-5069

Owner: Jesus Alvarez, Jr., *et al.*

Acre: 0.382

Being a 0.382 of one acre (16,631 square feet) parcel of land, more or less, being out of the Juana Josefa Gutiérrez Survey, Abstract No. 84, Porción 72, ancient jurisdiction of Camargo, Mexico, now Starr County, Texas, being out of a called 5.52 acre tract designated as Share 12-A as described in the Final Decree of Partition recorded in Volume 88, Page 470, Deed Records of Starr County, Texas, being the same tract of land conveyed to Jesus Alvarez and Lydia L. Alvarez by Warranty Deed recorded in Volume 600, Page 485, Official Records of Starr County, Texas, being the same tract of land acquired by Casimiro Alaniz, Ramon Alaniz, Josefina Alaniz Perez, Guadalupe Alaniz, Antonia Alaniz, Natividad Alaniz, Blasa Alaniz Villarreal, Protacio Alaniz, Jr., Lucia B. Alaniz, Ignacio Alaniz, Jr., Gilberto Alaniz, Alvaro Alaniz and Domingo Alaniz by inheritance as described in the Affidavit of Heirship recorded in Volume 837, Page 747, Official Records of Starr County, Texas, and being the same tract of land acquired by Rolando Alaniz and Cyndia Alaniz Rodriguez by inheritance as described in the Affidavit Of Heirship recorded in Volume 1241, Page 202, Official Records of Starr County, Texas, said parcel of land being more particularly described by metes and bounds as follows;

Commencing at a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "POC RGV-RGC-5068 5069", said point being at the northeast corner of a called 3.102 acre tract designated as Share 11-A as described in the Final Decree of Partition recorded in Volume 88, Page 470, Deed Records of Starr County, Texas, being the same tract of land conveyed to Guadalupe Carlos Guerra, Jr., Augustin S. Guerra, Jose C. Guerra and Jaime Guerra (Undivided ¼ Interest) by Warranty Deed recorded in Volume 468, Page 461, Deed Records of Starr County, Texas, being the same tract of land conveyed to Guadalupe Carlos Guerra and Cruz G. Guerra (Undivided ½ Interest) by Quit Claim Deed recorded in Volume 416, Page 883, Deed Records of Starr County, Texas, and being the same tract of land conveyed to Rufina Graciela G. Gonzalez, Blas Guerra, Jr., Aida Nelda Guerra and San Juanita Olga Guerra (Undivided ½ Interest) by Warranty Deed recorded in Volume 410, Page 269, Deed Records of Starr County, Texas, and the southeast corner of a called 1.06 acre tract conveyed to Jesus Alvarez and Jesus Alvarez Jr. by Release of Lien recorded in Volume 1415, Page 132, Official Records of Starr County, Texas, said point being in the west line of Share 12-A, said point having the coordinates of N=16664323.966, E=850621.086, said point bears S 72°23'19" E, a distance of 4413.11' from United States Army Corps of Engineers Control Point No. SS10-2019;

SCHEDULE C (Cont.)

Thence: S 09°03'30" W (N 08°07'00" E, Record), with the west line of Share 12-A and the east line of Share 11-A, for a distance of 223.44' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-5068-1=5069-1" for the **Point of Beginning** and northwest corner of Tract RGV-RGC-5069, said point being in the west line of Share 12-A and the east line of Share 11-A, said point having the coordinates of N=16664103.314, E=850585.908;

Thence: S 65°23'27" E, departing the east line of Share 11-A, over and across Share 12-A, for a distance of 82.15' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-5069-2=5070-4" for the northeast corner of Tract RGV-RGC-5069, said point being in the east line of Share 12-A, the west line of Share 13-A, and the west line of a called 14.7 acre tract conveyed to Joel Alvarez by Warranty Deed with Vendor's Lien recorded in Volume 496, Page 249, Deed Records of Starr County, Texas (Tract No. 1);

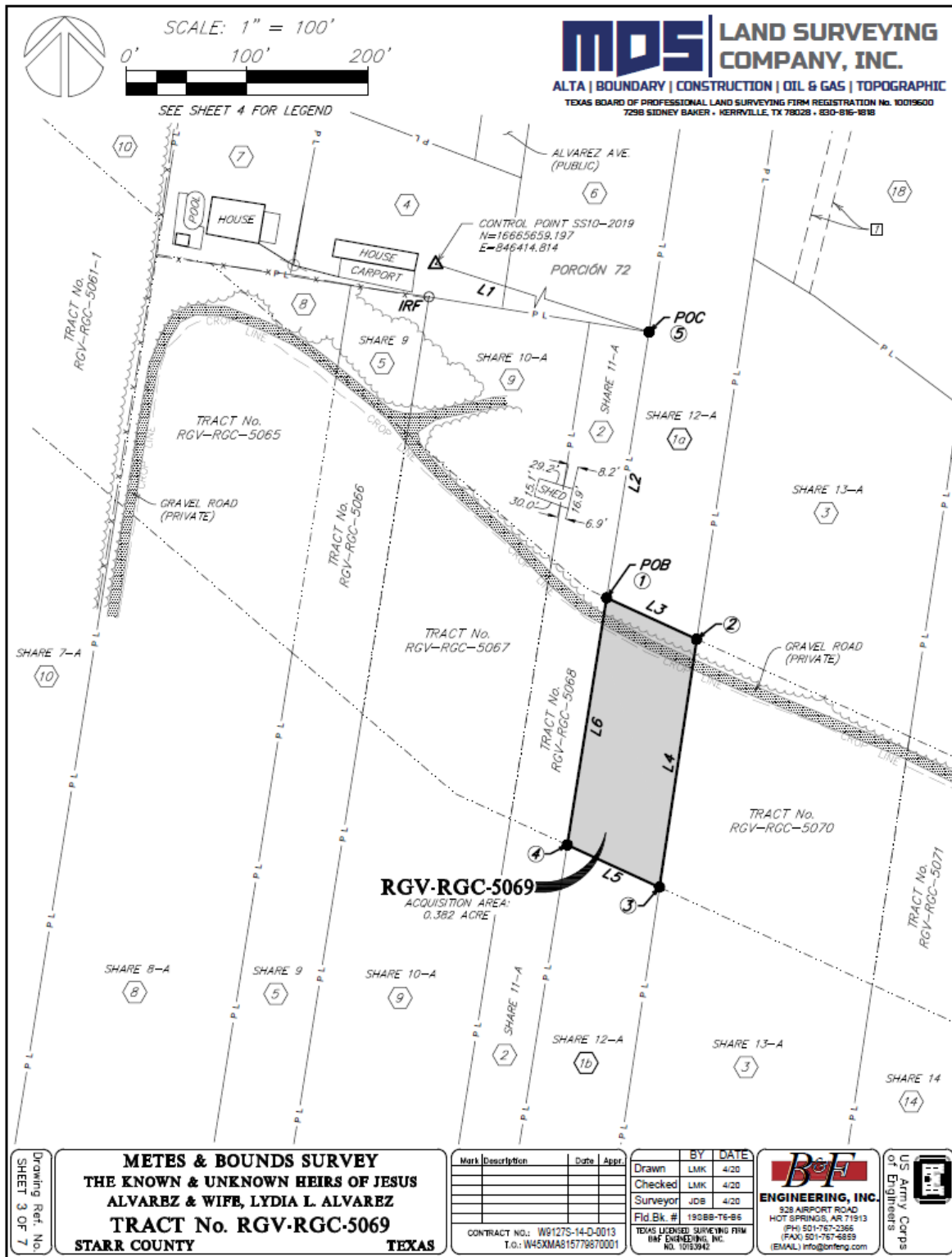
Thence: S 08°31'35" W (S 08°07'00" W, Record), with the east line of Share 12-A, the west line of Share 13-A, and the west line of the 14.7 acre tract, for a distance of 208.15' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-5069-3=5070-3" for the southeast corner of Tract RGV-RGC- 5069, said point being in the east line of Share 12-A, the west line of Share 13-A, and the west line of the 14.7 acre tract;

Thence: N 65°23'27" W, departing the west line of Share 13-A and the west line of the 14.7 acre tract, over and across Share 12-A, for a distance of 84.16' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-5068-2=5069-4" for the southwest corner of Tract RGV-RGC-5069, said point being in the west line of Share 12-A and the east line of Share 11-A;

Thence: N 09°03'30" E (N 08°07'00" E, Record), with the west line of Share 12-A and the east line of Share 11-A, for a distance of 207.60' to the **Point of Beginning**.

Note: All bearings, distances and coordinates are referenced to the Texas State Plane Coordinate System, South Zone grid (SPCS 4205) NAD'83. Values may be converted to ground values using a combined scale factor of 1.000040000.

SCHEDULE D

SCHEDULE D**MAP or PLAT****LAND TO BE CONDEMNED**

SCHEDULE D (Cont.)

LINE	BEARING	DISTANCE	REC-BEARING	REC-DISTANCE
L1	S 72°23'19" E	4413.11'	N/A	N/A
L2	S 09°03'30" W	223.44'	N 08°07'00" E	N/A
L3	S 65°23'27" E	82.15'	N/A	N/A
L4	S 08°31'35" W	208.15'	S 08°07'00" W	N/A
L5	N 65°23'27" W	84.16'	N/A	N/A
L6	N 09°03'30" E	207.60'	N 08°07'00" E	N/A

COORDINATE TABLE			
MONUMENT No.	NORTHING	EASTING	MONUMENT NAME
1	16664103.314	850585.908	RGV-RGC-5068-1=5069-1
2	16664069.105	850660.596	RGV-RGC-5069-2=5070-4
3	16663863.259	850629.735	RGV-RGC-5069-3=5070-3
4	16663898.304	850553.223	RGV-RGC-5068-2=5069-4
5	16664323.966	850621.086	POC RGV-RGC-5068 5069

LEGEND

●	5/8" REBAR W/ "MDS" CAP SET	—————	ACQUISITION BOUNDARY
○	FOUND MONUMENT	- - - - -	ADJOINING ACQUISITION BOUNDARY
△	CONTROL POINT	~~~~~	BRUSH/VEGETATION
—○—	POWER POLE	— P L —	PROPERTY LINE
DRSC	DEED RECORDS OF STARR COUNTY	— x — x — x —	WIRE FENCE
IPF	IRON PIPE FOUND	⬡	SEE SHEET 5
IRF	IRON ROD FOUND		
ORSC	OFFICIAL RECORDS OF STARR COUNTY		
PG	PAGE		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCING		
VOL	VOLUME		

NOTES:

- THE BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCED TO NAD83(2011), TX SOUTH ZONE (4205), US SURVEY FEET, USING THE CORS(2011) ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND (SURFACE) USING THE TXDOT COUNTY PUBLISHED COMBINED SCALE FACTOR OF 1.000040000 (E.G. GRID X 1.000040000 = SURFACE).
- A SEPARATE METES AND BOUNDS DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT.
- THE SQUARE FOOTAGE TOTAL RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
- THE REMAINING ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENTS AND IS NOT BASED ON FIELD DIMENSIONS.
- FIELD SURVEY COMPLETED 2/26/2020.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- MDS LAND SURVEYING COMPANY, INC. HAS PROVIDED THESE SURVEY SERVICES TO THE CORPS OF ENGINEERS AS A SUBCONSULTANT TO B&F ENGINEERING, INC., THE PRIME CONSULTANT. THE CORPS' CONTRACTING OFFICER'S REPRESENTATIVE IS STEPHEN CORLEY, RPLS (817) 886-1143.
- TEXAS 811 UTILITY LOCATE REQUEST WAS SUBMITTED FOR THIS SURVEY ON APRIL 2, 2020 (TICKET NO. 2059362327).

**MDS LAND SURVEYING
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10019600
7298 SIDNEY BAKER • KERRVILLE, TX 78028 • 830-816-1818

Drawing Ref. No.
SHEET 4 OF 7

METES & BOUNDS SURVEY
THE KNOWN & UNKNOWN HEIRS OF JESUS
ALVAREZ & WIFE, LYDIA L. ALVAREZ
TRACT No. RGV-RGC-5069
STARR COUNTY TEXAS

Mark	Description	Date	Appr.

CONTRACT NO.: W01275-14-Q-0013
T.O.: W45XMA815779870001

BY	DATE
Drawn LMK	4/28
Checked LMK	4/28
Surveyor JDB	4/28
Fid Bk. #	19088-T6-B6

TEXAS LICENSED SURVEYING FIRM
B&F ENGINEERING, INC.
NO. 10193942

**B&F
ENGINEERING, INC.**
528 AIRPORT ROAD
HOT SPRINGS, AR 71913
(PH) 501-767-2366
(FAX) 501-767-6869
(EMAIL) info@bnteng.com

US Army Corps
of Engineers

MDS PROJ. NO. 18-200-00

FILE NAME: RGV-RGC-5069

DATE: 4/24/2020

SCHEDULE D (Cont.)

<p>10 JESUS ALVAREZ & LYDIA L. ALVAREZ CALLED 5.52 ACRES WARRANTY DEED VOL. 600, PG. 485 ORSC (SHARE 12-A)</p> <p>CASIMIRO ALANIZ, ET AL AFFIDAVIT OF HEIRSHIP VOL. 837, PG. 747 ORSC</p> <p>ROLANDO ALANIZ & CYNTHIA ALANIZ RODRIGUEZ AFFIDAVIT OF HEIRSHIP VOL. 1241, PG. 202 ORSC</p> <p>REMAINING AREA: 1.204 ACRES</p>	<p>16 JESUS ALVAREZ & LYDIA L. ALVAREZ CALLED 5.52 ACRES WARRANTY DEED VOL. 600, PG. 485 ORSC (SHARE 12-A)</p> <p>CASIMIRO ALANIZ, ET AL AFFIDAVIT OF HEIRSHIP VOL. 837, PG. 747 ORSC</p> <p>ROLANDO ALANIZ & CYNTHIA ALANIZ RODRIGUEZ AFFIDAVIT OF HEIRSHIP VOL. 1241, PG. 202 ORSC</p> <p>REMAINING AREA: 4.770 ACRES</p>	<p>2 CALLED 3.102 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 11-A)</p> <p>RUFINA GRACIELA G. GONZALEZ, ET AL (UNDIVIDED $\frac{1}{2}$ INTEREST) WARRANTY DEED VOL. 410, PG. 269 DRSC</p> <p>GUADALUPE CARLOS GUERRA, ET AL (UNDIVIDED $\frac{1}{2}$ INTEREST) QUIT CLAIM DEED VOL. 416, PG. 883 DRSC</p> <p>GUADALUPE CARLOS GUERRA, JR., ET AL (UNDIVIDED $\frac{1}{2}$ INTEREST) CALLED 3.102 ACRES WARRANTY DEED 486, PG. 461 DRSC</p>	<p>3 JOEL ALVAREZ CALLED 14.7 ACRES WARRANTY DEED W/ VENDOR'S LIEN VOL. 496, PG. 249 DRSC (TRACT No. 1)</p>
<p>4 FRANCISCO JAVIER HERRERA CALLED 0.507 OF AN ACRE AFFIDAVIT OF USE & POSSESSION INST. No. 2018-343647 ORSC</p>	<p>5 MARIA DEL REFUGIO M. GUERRA REMAINDER OF CALLED 44.942 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 9)</p>	<p>6 JESUS ALVAREZ & JESUS ALVAREZ JR. CALLED 1.06 ACRE RELEASE OF LIEN VOL. 1415, PG. 132 ORSC</p>	<p>7 MARY ELIZABETH GARCIA CALLED 0.84 OF AN ACRE AFFIDAVIT OF USE & POSSESSION INST. No. 2018-345874 ORSC</p>
<p>8 CALLED 10.00 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 8-A)</p> <p>ROSE MARIE G. RODRIGUEZ PROBATE CAUSE No. PR-88-23</p>	<p>9 CALLED 8.325 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 10-A)</p> <p>ELICIO ALVAREZ, NATIVIDAD G. ALVAREZ, JESUS ALVAREZ & LYDIA L. ALVAREZ PARTITION AGREEMENT VOL. 389, PG. 424 DRSC</p>	<p>10 CALLED 9.245 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 7-A)</p> <p>MARTIN GARZA CALLED 46.3293 ACRES DEED OF GIFT VOL. 965, PG. 344 ORSC</p>	<p>11 CALLED 8.889 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 6)</p> <p>DEONICIA ALVAREZ GARZA (UNDIVIDED INTEREST) WARRANTY DEED VOL. 372, PG. 381 DRSC</p> <p>MARTIN GARZA CALLED 46.3293 ACRES DEED OF GIFT VOL. 965, PG. 344 ORSC</p>
<p>12 CALLED 8.070 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 5-A)</p> <p>REFUGIO G. VDA DE ALVAREZ (UNDIVIDED INTEREST) WARRANTY DEED VOL. 118, PG. 525 DRSC</p> <p>MARTIN GARZA CALLED 46.3293 ACRES DEED OF GIFT VOL. 965, PG. 344 ORSC</p>	<p>13 CALLED 20.002 ACRES FINAL DECREE OF PARTITION VOL. 88, PG. 470 DRSC (SHARE 4-A)</p> <p>MARTIN GARZA CALLED 46.3293 ACRES DEED OF GIFT VOL. 965, PG. 344 ORSC</p>	<p>14 BALDEMAR PEREZ, EVERARDO N. PEREZ, MARIA PAULA P. ALVAREZ, JOSE A. PEREZ, PEDRO PEREZ, JR., CARMEN P. MORIN, RAMIRO PEREZ, IRMA P. ALVAREZ, HILDA P. BEN & ROBERTO PEREZ CALLED 31.85 ACRES AFFIDAVIT TO THE PUBLIC VOL. 769, PG. 24 ORSC</p>	<p>15 MARIA E. GONZALEZ MUNOZ CALLED 5.287 ACRES WARRANTY DEED VOL. 1144, PG. 15 ORSC (TRACT 1, SHARE 15-A)</p>
<p>16 GERARDO GARZA LOPEZ CALLED 9.07 ACRES GENERAL WARRANTY DEED VOL. 1311, PG. 249 ORSC</p>	<p>17 MARIA TERESA FLORES CALLED 16.41 ACRES WARRANTY DEED VOL. 497, PG. 34 DRSC (THIRD TRACT)</p>	<p>18 HECTOR J. GUERRA CALLED 4.754 ACRES SPECIAL WARRANTY DEED VOL. 1439, PG. 3 ORSC</p>	<p>19 NO DEED OF RECORD FOUND</p>
<p>20 L&R PRECAST CONCRETE WORKS, INC. CALLED 13.221 ACRES SPECIAL WARRANTY DEED VOL. 1393, PG. 157 ORSC (TRACT 1)</p>	<p>21 LOT 10 BLOCK 3 EL QUOTE 2 VOL. 2, PG. 192 PRSC</p>	<p>21 LOT 9 BLOCK 3 EL QUOTE 2 VOL. 2, PG. 192 PRSC</p>	

**MDS LAND SURVEYING
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
7288 SUNDAY BAKER • KERRVILLE, TX 78028 • 830-816-1818

Drawing Ref. No.
SHEET 5 OF 7

METES & BOUNDS SURVEY
THE KNOWN & UNKNOWN HEIRS OF JESUS
ALVAREZ & WIFE, LYDIA L. ALVAREZ
TRACT No. RGV-RGC-5069
STARR COUNTY TEXAS

Mark	Description	Date	Appr.

CONTRACT NO.: W01275-14-D-0013
T.O.: W45XMA815779670001

BY	DATE
Drawn LMK	4/20
Checked LMK	4/20
Surveyor JOB	4/20
Flt Bk #	19088-T6-B6
TEXAS LICENSED SURVEYING FIRM	
BMF ENGINEERING, INC.	
NO. 10153942	

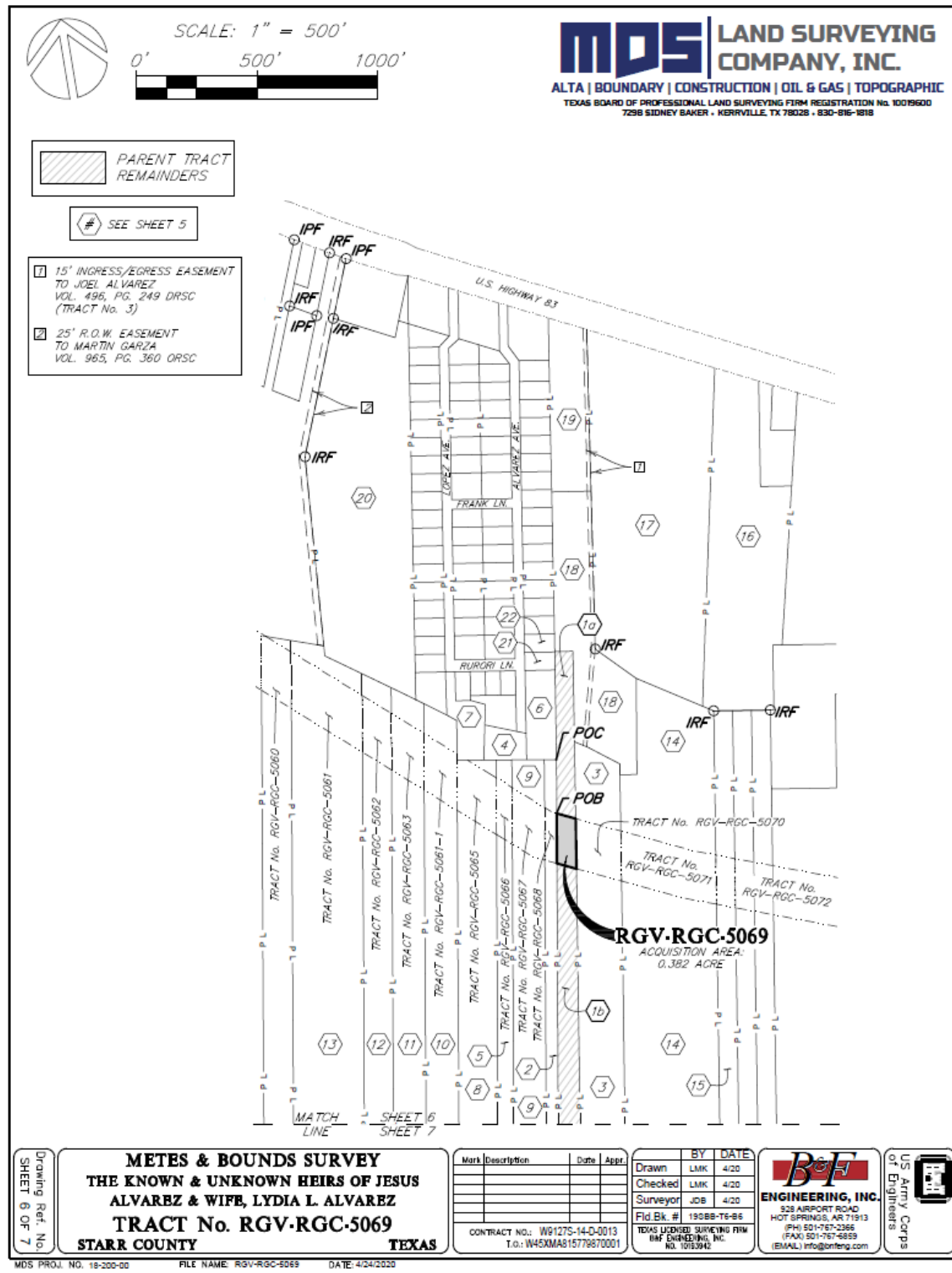
**B&F
ENGINEERING, INC.**
528 AIRPORT ROAD
HOT SPRINGS, AR 71913
(PH) 501-767-2366
(FAX) 501-767-6859
(EMAIL) info@borteng.com

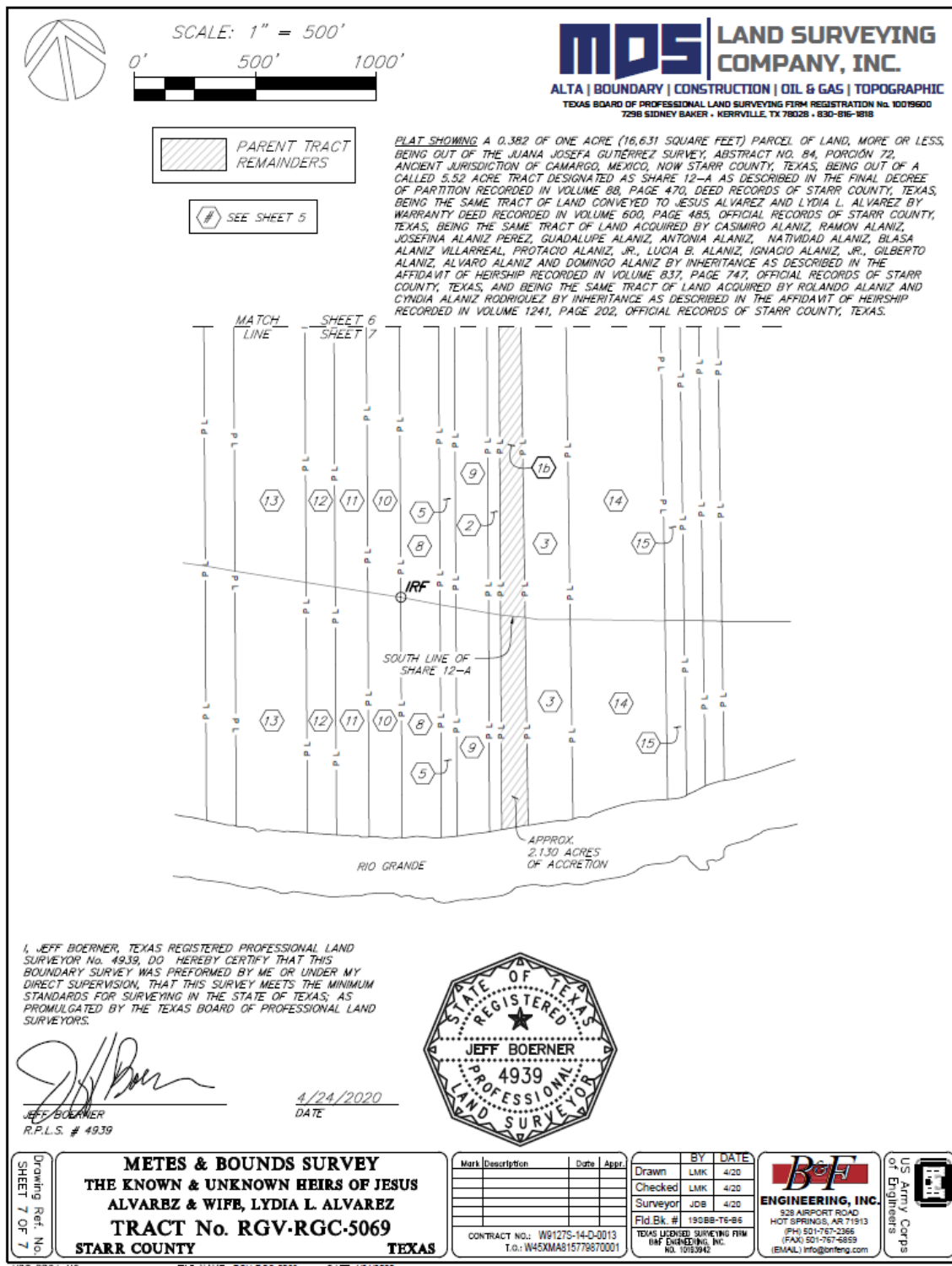
US Army Corps
of Engineers

MDS PROJ. NO. 18-200-00

FILE NAME: RGV-RGC-5069

DATE: 4/24/2020

SCHEDULE D (Cont.)

SCHEDULE D (Cont.)

Tract: RGV-RGC-5069

Owner: Jesus Alvarez, Jr., et al.

Acreage: 0.382

SCHEDULE E

SCHEDULE E

ESTATE TAKEN

STARR COUNTY, Texas

Tract: RGV-RGC-5069

Owner: Jesus Alvarez, Jr., *et al.*

Acre: 0.382

The estate acquired is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for the exploration, development, production and removal of said minerals;

Reserving to the owners of the lands, identified in Abstract No. 84, Porción 72, ancient jurisdiction of Camargo, Mexico, now Starr County, Texas, being out of a called 5.52 acre tract designated as Share 12-A as described in the Final Decree of Partition recorded in Volume 88, Page 470, Deed Records of Starr County, Texas, being the same tract of land conveyed by Warranty Deed recorded in Volume 600, Page 485, Official Records of Starr County, Texas, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation, and maintenance of the border barrier.

SCHEDULE E (Cont.)



Border Infrastructure
Project

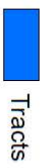
RGV-08

RG-C-5000-6026



Starr County,
Texas

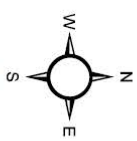
Legend



Tracts



ParentTracts



June 15, 2020

SCHEDULE F

SCHEDULE F

ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the land being taken is NINE THOUSAND, SIX HUNDRED AND NINETY DOLLARS AND NO/100 (\$9,690.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

SCHEDULE G

SCHEDULE G**INTERESTED PARTIES**

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. See Fed. R. Civ. P. 71.1(c).

Interested Party	Reference
Jesus Alvarez, Jr. ██████████ Rio Grande City, Texas ██████████ Elegio L. Alvarez ████████████████████ McAllen, Texas ██████████ Jessica L. Alvarez (Escobar) ████████████████ Roma, Texas ██████████ Maria E. Alvarez (Garza) ████████████████ Mission, Texas ██████████ Maria A. Alvarez (Hinojosa) ████████████████ Rosharon, Texas ██████████ Aleida Alvarez ████████████████████ League City, Texas ██████████	RGV-RGC-5069 Warranty Deed, Doc, #1989-148931; Volume 600 Page 485 Recorded August 24, 1989, Deed Records of Starr County, Texas
Ameida Salinas Starr County Tax Assessor & Collector 100 N FM 3167 Rio Grande City, Texas 78582	Tax Authority